



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

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MEMORANDUM

Date: March 10, 2014
To: Michael Conger Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2013-00065, People's Self Help Housing MUP, 11th Street, San Miguel, APN 021-241-021**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The proposed project is in Tract 2710 (SUB2004-00331).
- B. Public Improvements (access, drainage, utilities) to be constructed per the approved Tract conditions prior to occupancy or final inspection.

Recommended Project Conditions of Approval:

Fees

1. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the San Miguel Area Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

Drainage

2. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance. The design of the basin shall be approved by the Department of Public Works and in compliance with the approved Tract drainage plan.

Stormwater Pollution Prevention

3. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval if required.



Re: LRP2013-00011 PLAZA CENTRAL, South County E-Referral, Amendment to Planning Area Standard, Oceano

Charles Riha to: Michael Conger

03/28/2014 02:25 PM

Cc: Cheryl Journey, Stephen Hicks

Michael,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
3. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 accessibility / energy laws.
5. Whether or not a separate grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
6. A fire sprinkler system will be required.

Charles Riha, Plans Examiner III



PLANNING & BUILDING
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April 2, 2014

COALITION PARTNERS:

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Boys and Girls Club – South County
Cal Poly University
Art and Design Department
Center for Sustainability
Food Science & Nutrition Department
Kinesiology Department
Landscape Architecture Department
STRIDE
CenCal Health
Central Coast Ag Network
City of San Luis Obispo
Parks and Recreation Department
Community Action Partnership of
SLO County, Inc.
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Equilibrium Fitness
First 5 Commission of SLO
French Hospital Medical Center
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Gold Coast Region
North County Farmers Market Assoc.
Oceano Community Center
Paso Robles Library & Recreation Services
Rideshare – Safe Routes to School
San Luis Sports Therapy
San Miguel Joint Unified School District
San Miguel Resource Connection
SLO Bicycle Coalition
SLO Council of Governments
SLO County Board of Supervisors
SLO County Health Commission
SLO County Office of Education
SLO County Parks
SLO County Planning and Building
SLO County Public Health
SLO Food Bank Coalition
The Community Foundation SLO County
UC Cooperative Extension
YMCA of SLO County

TO: San Luis Obispo County Planning Commission
FROM: HEAL-SLO - Healthy Communities Work Group
RE: DRC2013-00065 PEOPLE'S SELF-HELP HOUSING

The Healthy Communities work group has reviewed the minor use permit application for 24 single family residences to be built in a development located at 525 11th Street (APN: 021-241-021) in San Miguel.

We support Peoples' Self-Help Housing's mission to "provide affordable housing and programs leading to self-sufficiency for low-income families, seniors, and other special needs groups on California's Central Coast."

With San Luis Obispo County having one of the highest median sales price for homes (Dec. '13-March '14: \$422, 500) in the state, the provision of affordable housing developments is vital for low-income families in our county.

While we do not foresee any immediate health impacts with this project, we do offer the following comments related to this specific proposal.

The planned development is located just north of an area zoned for recreation land use. We suggest the project provide ingress and egress points of access to the recreation zoned area in order to account for any future development. Parks and open spaces allow opportunity for physical activity and healthy living behaviors which, according to Centers for Disease Control and Prevention, help reduce the risks of preventative and chronic diseases (CDC.gov).

With the development's close proximity to the Lillian Larson Elementary School and train tracks, we recommend crosswalks, appropriate signage, and protective barriers be provided along the major intersections located at 14th and 16th Street to accommodate for pedestrian and bicycle traffic, and particularly for the children traveling to and from school. Infrastructure that promotes safety and active transportation (i.e. bike lanes) options help foster environments which promote active lifestyles, which in turn can help reduce green house gas emissions by getting people out of their cars, increasing physical activity levels and provide opportunities for social interaction (Frank, Sallis, Conway, Chapman, Saelens, & Bachman, 2006).

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.